

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

AN ORDINANCE amending the zoning districts established pursuant to the Unified Development Code by rezoning a certain 5.40± acre tract from District GB (General Business) to District GB-p (General Business-Planned).

ORDINANCE NO. 5676, October 10, 2022

BE IT ORDAINED by the County Legislature of Jackson County, Missouri as follows:

Section 1. The Zoning Order of Jackson County, Missouri, and the official maps which are a part thereof, are amended by changing the boundaries of the "GB" (General Business) and "GB-p" (General Business-Planned) Districts, so that there will be transferred from District GB to District GB-p a tract of land with a street address of 4001 SW 40 Highway, Jackson County, MO, legally described as follows:

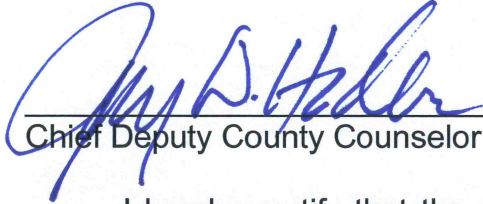
A tract of land located in the fractional Northwest Quarter of Section 2, Township 48 North, Range 31 West of the Fifth Principal Meridian, all in Jackson County, Missouri and being more particularly described as follows: Commencing at the Northeast corner of said fractional Northwest Quarter (said point being the North Quarter Corner of said Section 2), thence North 88 degrees 20 minutes 51 seconds West along the North line of said fractional Northwest Quarter, a distance of 1546.27 feet; thence South 01 degrees 39 minutes 09 seconds West, a distance of 18.96 feet to a point in the South right of way line of the westbound U.S. Highway 40 as now established and the Point of Beginning of the tract of land herein described; thence South 01 degrees 57 minutes 38 seconds West along the West line of a tract of land described in document No. 2001I0050756, a distance of 328.05 feet to a point on the North right of way of eastbound U.S. Highway 40 as now established; thence North 87 degrees 25 minutes 00 seconds west along said North right of way, a distance of 519.00 feet to the Southeast corner of a tract of land described in Book 546 at Page 1093, thence North 01 degrees 47 minutes 51 seconds East along the East line of said tract described in Book 546 at Page 1093, a distance of 319.92 feet (320.00 feet deed) to a point of the South right of way line of said westbound U.S. Highway 40; thence South 88 degrees 25 minutes 51 seconds East along said South right of way, a distance of 411.96 feet (411.48 feet deed) right of way P. I. Station 393+00 (30 feet right); thence continuing along said South right of way, South 87 degrees 52 minutes 01 seconds East, a distance of 107.93 feet to the point of beginning. Being Tracts 1 and II on Certificate of Survey filed November 23, 2005, as Document 2005I0103893. And including:

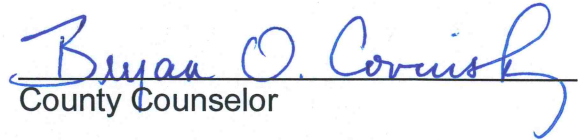
Commencing at a point 56.29 feet west and 29.71 feet south of the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 2, Township 48 North, Range 31 West of the Fifth Principal Meridian, all in Jackson County, Missouri, said point being also the intersection of the south right of way line (30 feet from centerline thereof) of the westbound Highway 40 and the west right of way (50 feet from the centerline thereof) of Woods Chapel Road; thence along said west right of way line of Woods Chapel Road, South 00 degrees 08 minutes East, 160 feet to the true Point of Beginning of the tract; thence parallel to said centerline along said west right of way line of Woods Chapel Road, South 00 degrees 08 minutes East 119.49 feet; thence along the Highway right of way line, South 45 degrees 55 minutes West, 71.18 feet to a point on the North right of way line (65 feet from the centerline thereof) of Highway 40 eastbound; thence North 89 degrees 26 minutes West, 148.76 feet; thence parallel to the West right of way line of Woods Chapel Road, North 00 degrees 08 minutes West, 167.57 feet; thence parallel to and 160 feet South of the South right of way line of said westbound Highway 40, North 89 degrees 59 minutes East, 200 feet to the True Point of Beginning. And including: All that part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 48 North, Range 31 West of the Fifth Principal Meridian, all in Jackson County, Missouri, described as follows: Beginning at a point 56.29 feet west and 29.71 feet south of the Northeast Corner of the Northwest Quarter of the Northwest Quarter, said point being also the intersection of the south right of way line westbound Highway 40 and the west right of way of Woods Chapel Road; thence South along the west right of way of Woods Chapel Road, 160 feet, thence west 200 feet; thence North 160 feet to the south right of way line of Highway 40; thence East 200 feet to the Point of Beginning.

Section 2. The Legislature, pursuant to the application of West Forty Properties (RP-2022-639), requesting the amendment embodied in this Ordinance and with notice that the Jackson County Plan Commission voted 7 to 0 to recommend APPROVAL of this application after a public hearing on September 22, 2022, does hereby adopt this Ordinance pursuant to the Jackson County Charter authorizing the Legislature to exercise legislative power pertaining to planning and zoning.

Effective Date: This Ordinance shall be effective immediately upon its signature by the County Executive.

APPROVED AS TO FORM:


Chief Deputy County Counselor


County Counselor

I hereby certify that the attached ordinance, Ordinance No. 5676 introduced on October 10, 2022, was duly passed on October 31, 2022 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9

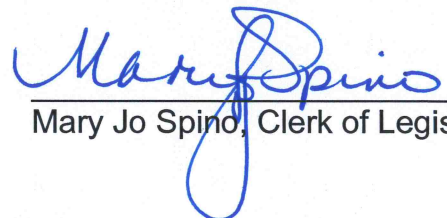
Nays 0

Abstaining 0

Absent 0

This Ordinance is hereby transmitted to the County Executive for his signature.

10.31.2022
Date


Mary Jo Spino, Clerk of Legislature

I hereby approve the attached Ordinance No. 5676.

10.31.2022
Date


Frank White, County Executive